

## PROMINENT ROADSIDE OPPORTUNITY

A631/A15, CAENBY CORNER, MARKET RASEN, LINCOLNSHIRE, LN8 2AR

### KEY POINTS

- Frontage to A631/A15
- Site area 0.41 acres
- New build drive-thru if required
- Existing A3 consent
- Suitable for A1-A5 subject to planning

### LOCATION

The site is prominently located on the roundabout of the A631 and A15 15 miles south of Scunthorpe and 11 miles north of Lincoln. Adjacent to the site is a Total filling station. Please click on the link below for the location map

<https://goo.gl/maps/IX3yH>

### DESCRIPTION

The existing unit provides a unit of approximately 2,023 sq ft (187.94 sq m) and 34 car parking spaces. There is a two bedroom flat at first floor.

### REDEVELOPMENT

The landlords will consider a complete redevelopment to provide an enlarged unit of 2,560 sq.ft, with drive-thru facility, if required, subject to planning.

### LEASE TERMS

A new effective full repairing and insuring lease for a minimum term of 10 years subject to a rent review at the end of the fifth year.

### RENT

The rent on the existing building will commence at £20,000 per annum exclusive of rates, insurance & VAT

### RATES

We are informed that the property has a rateable value of £20,250.

Prospective occupiers are advised to make their own enquiries with the local rating authority including the rates payable.



### VAT

All prices and figures quoted exclude VAT where applicable

**A non refundable deposit of £5,000 plus VAT and proof of funding will be required by the landlord before legal documentation is despatched with an exchange of contracts required within 28 days - further details upon request.**

### VIEWING

There is currently a tenant in the property, they are trading so all inspections must be made by prior arrangement with the agents listed below:

Ashwell Rogers

David England  
020 7758 3284

[david@ashwellrogers.com](mailto:david@ashwellrogers.com)

Harvey Veitch  
020 7758 3282

[harvey@ashwellrogers.com](mailto:harvey@ashwellrogers.com)

### SUBJECT TO CONTRACT

Revised November 2015

#### COMMERCIAL LEASE CODE OF PRACTICE

The landlord has regard to the Recommendations of the Voluntary Code of Practice the Commercial Leases in England and Wales. If you are professionally represented you should ask your advisor for a copy alternatively the document can be found at [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk) or obtained from the Royal Institution of Chartered Surveyors – Tel:0207 3433806.

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

